
THE FIRST
TIME ON THE
MARKET FOR
33 YEARS



A RARE GROSVENOR SQUARE
PENTHOUSE WITH A LARGE SOUTH-
FACING ROOF TERRACE

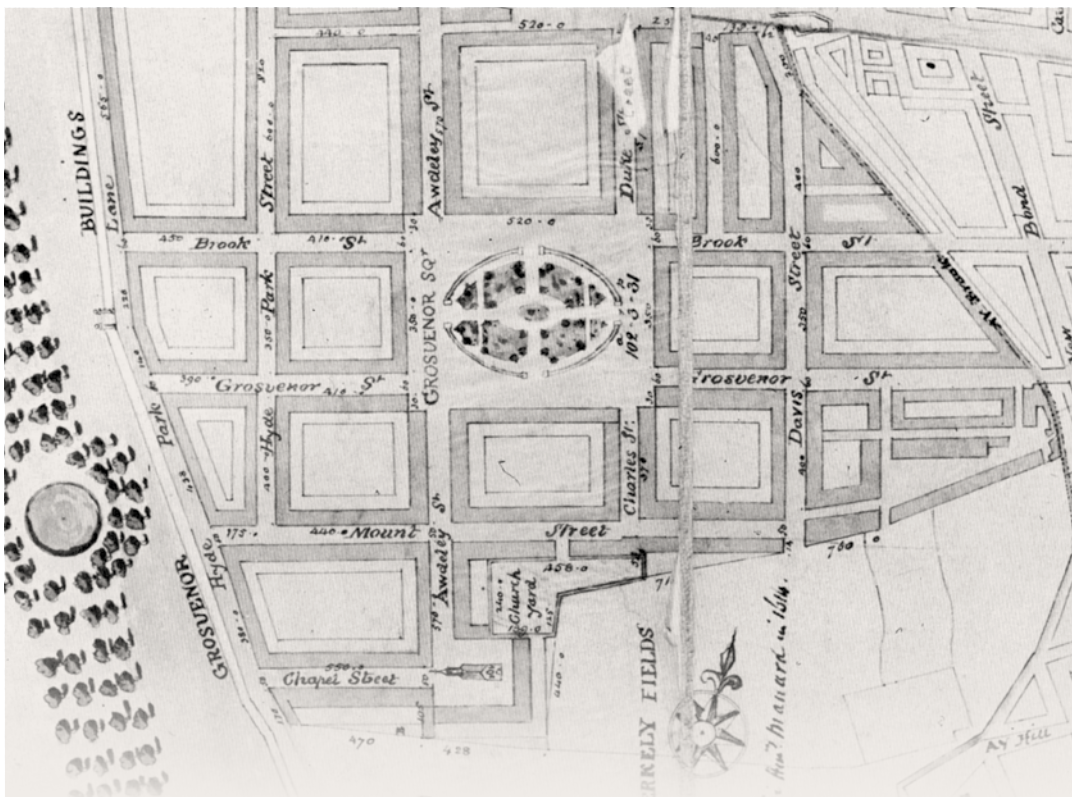
The
PENTHOUSE

18 GROSVENOR SQUARE · MAYFAIR W1



The Penthouse is situated on the north side of Grosvenor Square facing south over the gardens. The roof garden affords distant views over the roof tops of Mayfair and towards The City.





Past

Conceived in the early 1720s, Grosvenor Square was built between 1725 and 1731, and is the largest Square in the West End. The cost of construction at the time was reported at some £2,871. The Square was surrounded by houses of varying sizes and levels of grandeur, and it is known that at the time of construction, circa 1726, these new houses would sell for between £1,166 and £7,500.

Between 1727 and 1741, records reveal that 35 of the first 51 occupants were residents of title.

Today the gardens, with two and a half hectares of lawns and mature trees, has been subject to a recent public realm consultation for remodelling into a new urban oasis.

Future

With the new developments of "Twenty Grosvenor Square", "No.1 Grosvenor Square" and the soon to be launched "The Chancery" hotel by Rosewood in the old American Embassy - Grosvenor Square is continuing its 300 years of history as one of the most prestigious addresses in the world and one of the most elegant places to live in London.



CGI Looking South across the Open Oval

18 Grosvenor Square is located next door to the new development of 20 Grosvenor Square. The building features a large refurbished entrance hallway with porter.

The Penthouse is situated on the 6th & 7th floors with direct lift access into a secure lobby. The apartment offers enormous development potential with a gross internal area of 4,434 sq.ft. plus the roof terrace of 722 sq.ft.

The current Penthouse layout provides two large reception rooms and five bedrooms.

Accommodation and Amenities

6th FLOOR

SECURE LIFT LOBBY / ENTRANCE HALLWAY ■ RECEPTION / DINING ROOM WITH STUDY AREA OFF ■ FITTED KITCHEN ■ GUEST CLOAKROOM
FOUR BEDROOMS WITH THREE BATHROOMS (2 ENSUITE)

7th FLOOR

LARGE SPLIT-LEVEL RECEPTION ROOM WITH SEPARATE STUDY AREA WITH ACCESS TO THE 45 x 20 FOOT SOUTH-FACING TERRACE OVER GROSVENOR SQUARE ■ GUEST CLOAKROOM
GUEST BEDROOM WITH ENSUITE BATHROOM

PORTER ■ LIFT ■ TWO STOREROOMS









Lower Ground Floor

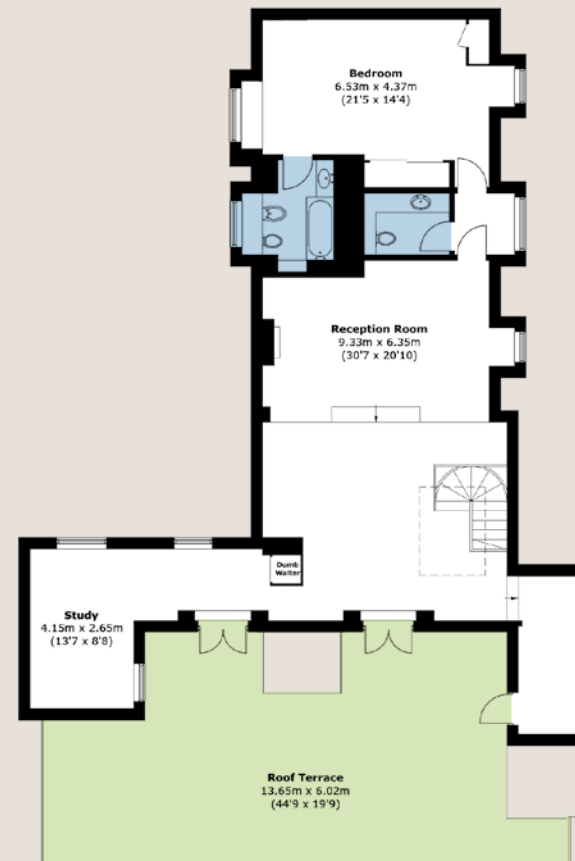


Sixth Floor

Total area (approx.): 411.9 sq. m (4,433.7 sq. ft)
(Excluding Lift)

Store area (approx.): 4.1 sq. m (44.1 sq. ft)

Roof Terrace area (approx.): 67.1 sq. m (722.2 sq. ft)



Seventh Floor



Terms

A LONG LEASEHOLD INTEREST OF 101 YEARS

PRICE: £19,950,000

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